

Commonwealth Land Title Company

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MACASTRO

FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

11920553

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II  
Por. APN: 219-192-002  
Address: 4930 Grove Avenue

D- 17201

TRA: 009-000  
TTX: \$0.00

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Phillip J. Covarrubias and Ramona Covarrubias, husband and wife as joint tenants**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **Sanitary Sewer Facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said Sanitary Sewer Facilities.

Date: 3-24-15

Phillip J. Covarrubias  
Phillip J. Covarrubias

Ramona Covarrubias  
Ramona Covarrubias

State of California

County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me, \_\_\_\_\_,

notary public, personally appeared, \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Signature

A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of That document.

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE }

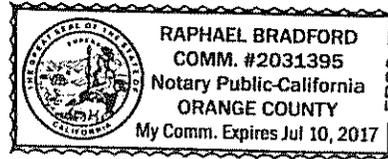
On MARCH 24, 2015, before me, RAPHAEL BRADFORD, a Notary Public,  
personally appeared PHILLIP J. COVARRUBIAS AND RAMONA COVARRUBIAS

\_\_\_\_\_, who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature] (Seal)



D-17201

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

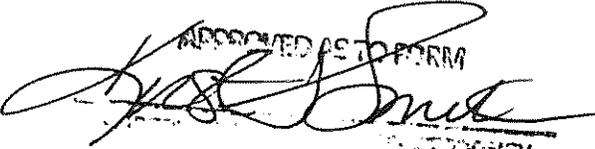
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED May 5, 2015

CITY OF RIVERSIDE

By: 

David Welch  
Real Property Services Manager

  
APPROVED AS TO FORM  
NOTARY

**EXHIBIT "A"**

Por. APN: 219-192-002  
Sanitary Sewer Facilities Esmt.

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Lot 92 of Division "C" of Hall's Addition to Riverside on file in Book 9 of Maps, at Page 3 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

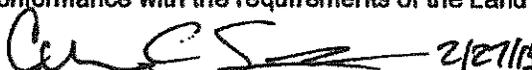
Thence S.81°13'57"E., a distance of 143.57 feet to the Westerly line of that certain parcel of land conveyed to Phillip J. Covarrubias, et ux., by Deed recorded January 10, 2011, as Document No. 2011-10937, Official Records of Riverside County, California, and being the Point of Beginning of said centerline description;

Thence continuing S.81°13'57"E., a distance of 194.40 feet to the Easterly line of said parcel conveyed to Phillip J. Covarrubias, et ux., being the termination of said centerline description;

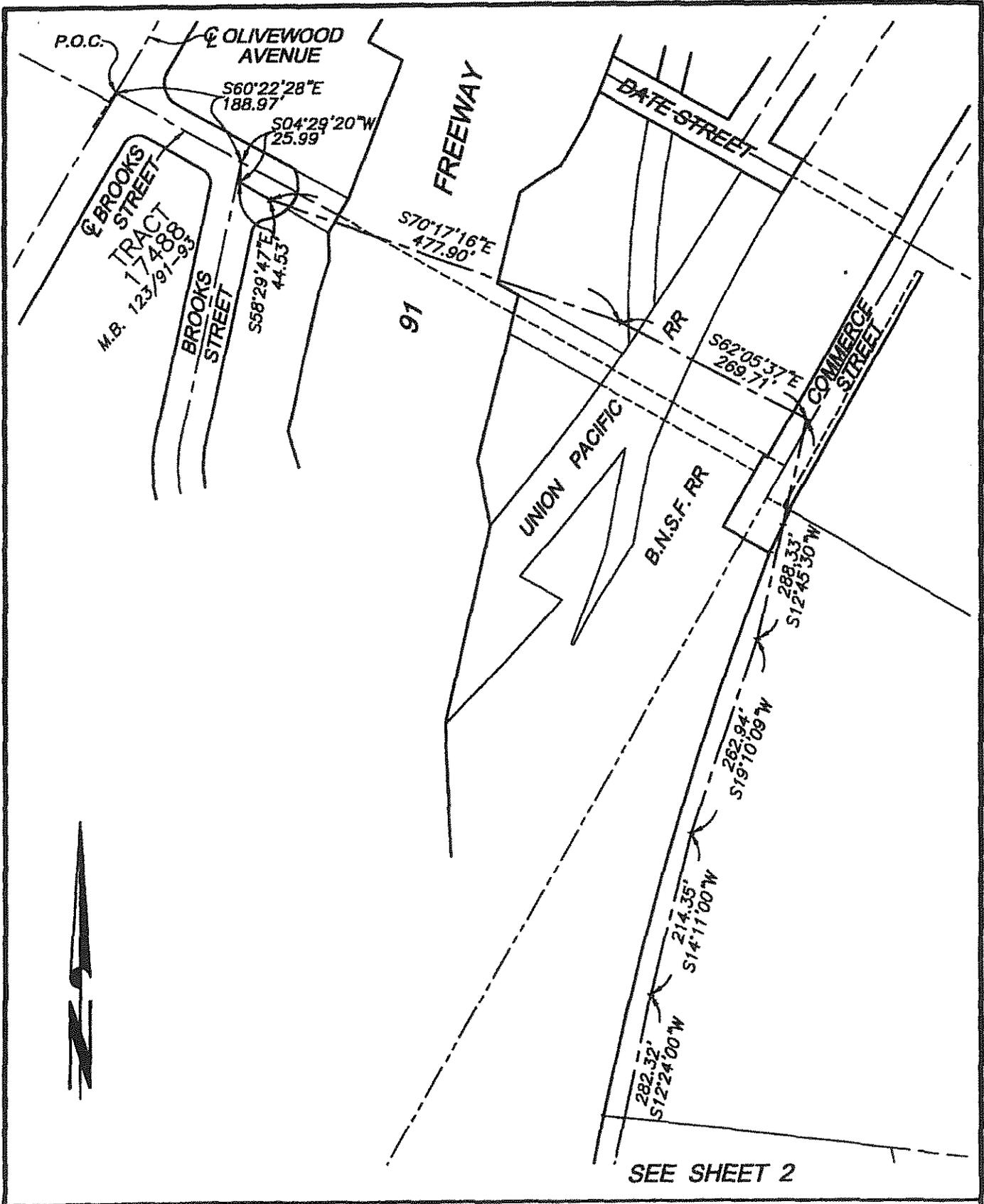
The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said parcel conveyed to Phillip J. Covarrubias, et ux., and prolonged or shortened to terminate Easterly in the Easterly line of said parcel conveyed to Phillip J. Covarrubias, et ux.

The above described parcel of land contains 3,888 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/27/13 rep. EV  
Curtis C. Stephens, L.S. 7519 Date



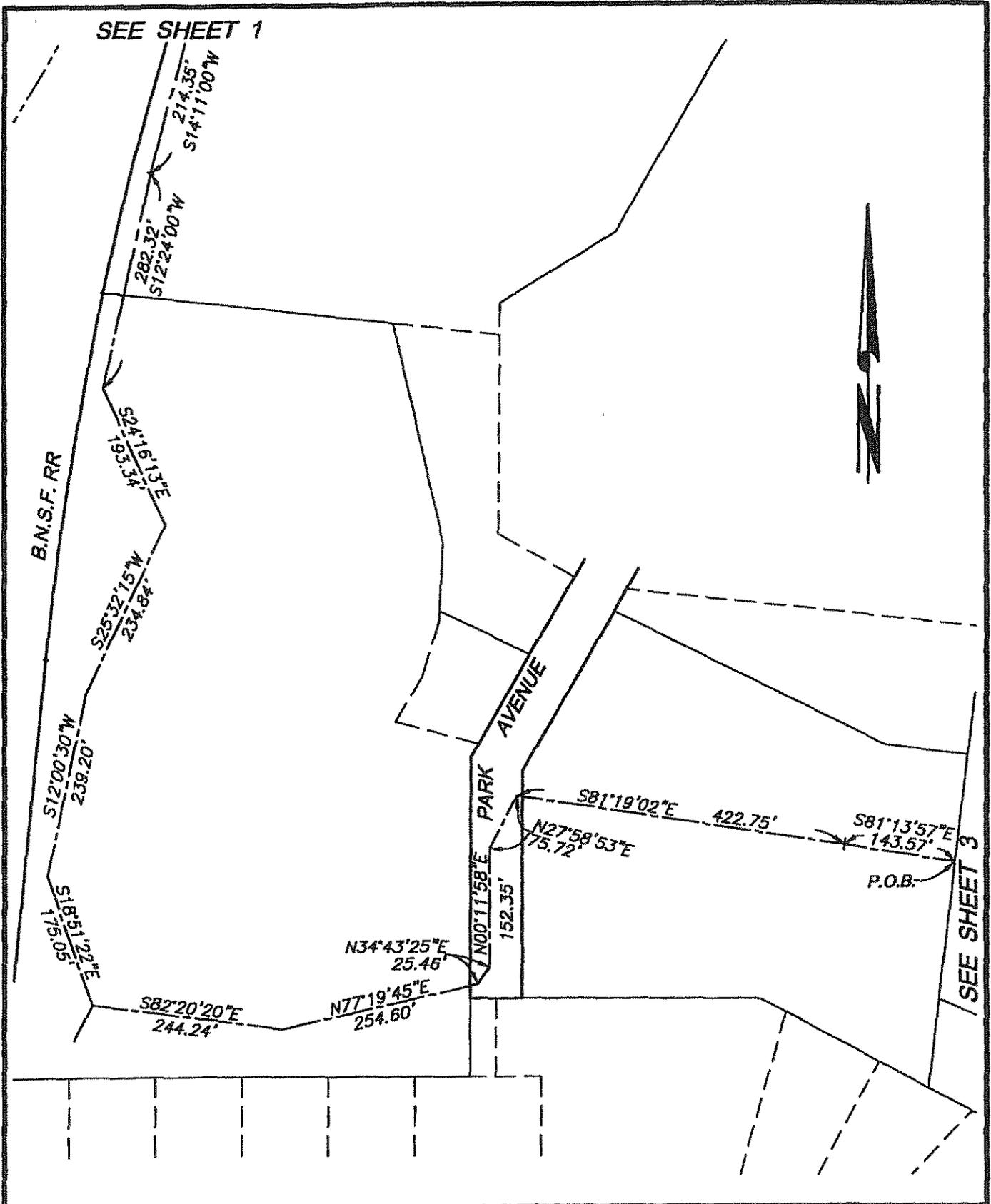


SEE SHEET 2

• CITY OF RIVERSIDE, CALIFORNIA • D-17201

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. SHEET 1 OF 3

SCALE: N.T.S.    DRAWN BY: EV    DATE: 2/27/13    SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



• CITY OF RIVERSIDE, CALIFORNIA • D-17201

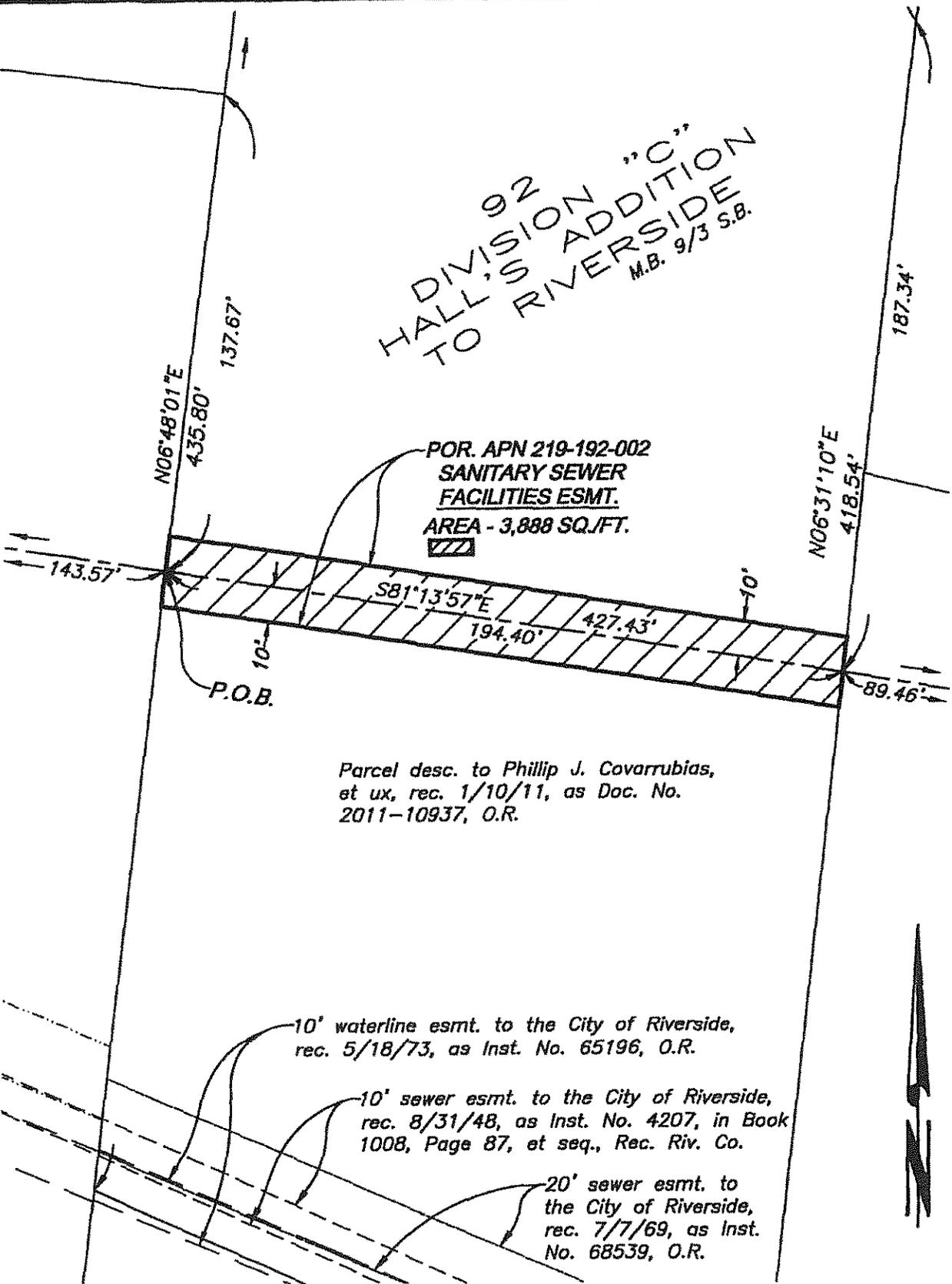
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SCALE: N.T.S.    DRAWN BY: EV    DATE: 2/27/13    SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

92  
 DIVISION "C"  
 HALL'S ADDITION  
 TO RIVERSIDE  
 M.B. 9/3 S.B.

POR. APN 219-192-002  
 SANITARY SEWER  
 FACILITIES ESMT.  
 AREA - 3,888 SQ./FT.  
 [Hatched Area]

SEE SHEET 2



Parcel desc. to Phillip J. Covarrubias,  
 et ux, rec. 1/10/11, as Doc. No.  
 2011-10937, O.R.

10' waterline esmt. to the City of Riverside,  
 rec. 5/18/73, as Inst. No. 65196, O.R.

10' sewer esmt. to the City of Riverside,  
 rec. 8/31/48, as Inst. No. 4207, in Book  
 1008, Page 87, et seq., Rec. Riv. Co.

20' sewer esmt. to  
 the City of Riverside,  
 rec. 7/7/69, as Inst.  
 No. 68539, O.R.

● CITY OF RIVERSIDE, CALIFORNIA ● D-17201

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. SHEET 3 OF 3

SCALE: 1"=40'    DRAWN BY: EV    DATE: 2/27/13    SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2